



**5 Woodhill road**  
**, cramlington NE236JG**

- Available Now
- New Shower room
- New carpets/flooring
- Garage/Parking
- Viewing Recommended
- Two Bedrooms
- Decorated throughout
- New Kitchen
- Shared garden space
- Fantastic local links

**£750**







**Bedroom One**

**Bedroom Two**

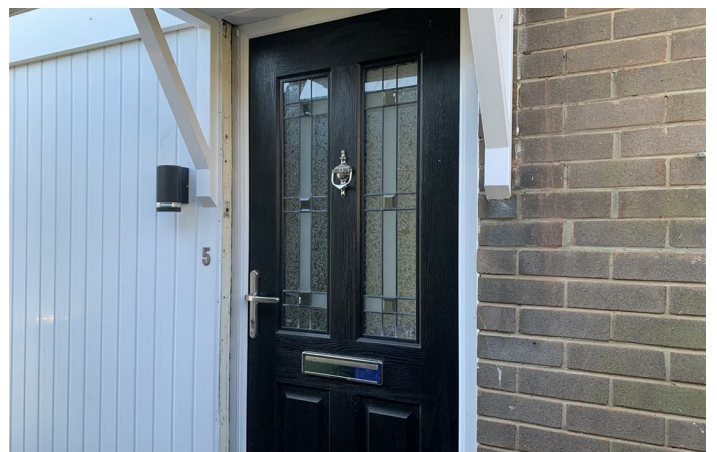
**Bathroom**

**Lounge**

**Kitchen**


**Garage**


**Shared Garden space**

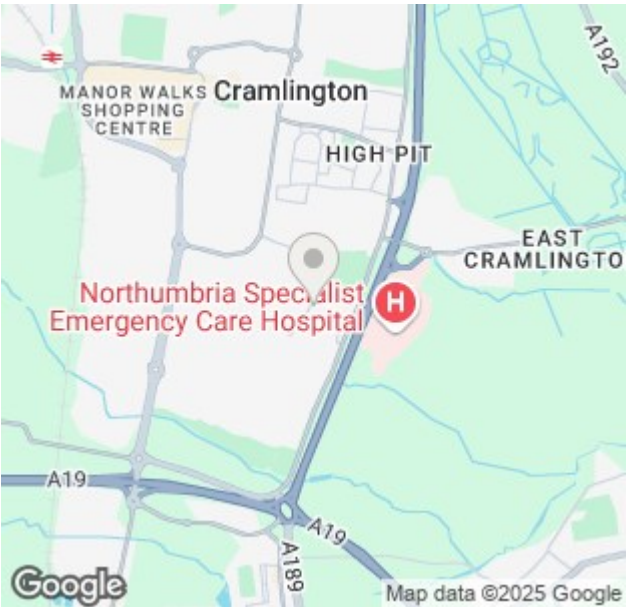




Local Authority  
Council Tax Band  
EPC Rating  
Deposit  
Furnishing Not specified

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.